



**HISTORIC LANDMARK COMMISSION
MONDAY, MARCH 28, 2011 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas**

CURRENT BOARD MEMBERS:

<u> </u> <i>ILL</i> Laurie Limbacher, Chair	<u> X</u> John Rosato, Vice-Chair
<u> X</u> Joe Arriaga	<u> X</u> Patti Hansen
<u> AB</u> Meghan Kleon	<u> X</u> Dan Leary
<u> X</u> Terri Myers	

ANNOTATED AGENDA

Call to Order: 7:10 P.M.

I. Citizen Communication: General

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

No speakers.

II. Public Hearings

A. Discussion and Recommendations on Applications for Historic Zoning

1. C14H-2010-0017
Victor and Ella Schmidt House
1600 E. 11th Street
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to April 25, 2011 at the property owner's request.

No speakers in support or in opposition. The public hearing was closed. (Arriaga/Hansen).
Vote: 5-0 (Limbacher ill; Kleon absent).

**Motion: Approve the property owner's request for a postponement to April 25, 2011.
(Arriaga/Hansen) Vote: 5-0 (Limbacher ill; Kleon absent).**

2. **C14H-2011-0001
Shoal Creek Houses
623 and 702 Wood Street**

Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to April 25, 2011 at staff's request.

No speakers in support or in opposition. The public hearing was closed (Arriaga/Hansen).
Vote: 5-0 (Limbacher ill; Kleon absent).

**Motion: Approve staff's request for a postponement to April 25, 2011.
(Arriaga/Hansen). Vote: 5-0 (Limbacher ill; Kleon absent).**

B. Discussion and Action on Applications for Certificates of Appropriateness

1. **C14H-1978-0051 – Brass-Goddard House, 1108 W. 9th Street**

Proposal: Construct a new garage addition; remodel the rear addition; construct a screened porch.
Applicant: Norma Yancey, Clayton+Little, Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: the Committee offered recommendations which the applicant has incorporated into the current plans.
Staff Recommendation: Grant the Certificate of Appropriateness as proposed.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary) Vote: 5-0 (Limbacher ill; Kleon absent).

Motion: Approve a Certificate of Appropriateness for the construction of a new garage addition, remodeling the rear additions, and constructing a rear screened porch. (Leary/Myers) Vote: 5-0 (Limbacher ill; Kleon absent).

2. **C14H-1998-0005 – Phillips Building, 105 E. 5th Street**

Proposal: Signage
Applicant: Will Schnier, Big Red Dog
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Grant the Certificate of Appropriateness as proposed.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary) Vote: 5-0 (Limbacher ill; Kleon absent).

Motion: Approve a Certificate of Appropriateness for a blade sign for Big Red Dog. (Leary/Myers) Vote: 5-0 (Limbacher ill; Kleon absent).

3. **C14H-2008-0019 – Blondie Pharr House, 801 Highland Avenue**

Proposal: Raise the house 28", demolish the existing garage and rear addition; construct a new rear garage addition; replace windows; construct an elevated front porch; construct a new chimney.
Applicant: Trevor Dallas, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Grant the Certificate of Appropriateness with the recommendation that the applicant consider a brick chimney for greater compatibility with the historic character of the house.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary) Vote: 5-0 (Limbacher ill; Kleon absent).

Motion: Approve a Certificate of Appropriateness to raise the house 28 inches, demolish the existing garage and rear addition, construct a new rear garage addition with a deck above, raise and construct a new front porch, replace windows, and erect a stucco chimney on the north side of the house. (Leary/Arriaga). Vote: 5-0 (Limbacher ill; Kleon absent).

**4. LHD-2011-0004 – 802 Blanco Street
Caste Hill Local Historic District**

Proposal: Construct an addition to the rear of the second story of the porte-cochere.

Applicant: Richard White

City Staff: Alyson McGee, Historic Preservation Office, 974-3524

Staff Recommendation: Grant the Certificate of Appropriateness with the recommendation that the applicant incorporate a vertical board or other visual separation between the new and existing construction per the Castle Hill Local Historic District Design Standards.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary) Vote: 5-0 (Limbacher ill; Kleon absent).

Motion: Approve a Certificate of Appropriateness to construct an addition the rear of the second story of the porte-cochere. (Leary/Arriaga) Vote: 5-0 (Limbacher ill; Kleon absent).

C. Review of Permits in National Register Historic Districts

1. NRD-2011-0013

3213 Kerbey Lane (Old West Austin)

Proposal: Demolish the existing attached garage; construct a new two-story garage with metal siding and a metal roof; replace the siding with metal siding; replace the windows and door with metal-framed units; replace the composition shingle roof with a metal roof; replace the existing wood deck with a new covered wood deck.

Applicant: Clifford Zeifman, owner; Heidi Goebel, architect

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Reconsider the entire plan for the remodel and new construction on this site to better preserve the historic character of the house and the district.

Heidi Goebel spoke in support. Margaret Gardner, Joyce Basciano, Stacy Sharp, and Theresa Veach spoke in opposition. The public hearing was closed. (Hansen/Arriaga). Vote: 5-0 (Limbacher ill; Kleon absent).

Commission Action:

Recommendations to the applicant:

Several commissioners commented that the massing, siding, roofline, and lack of landscaping are completely out of character with the neighborhood and the historic district and requested that the applicant reconsider the entire proposal in favor of a project that is compatible rather than at odds with the character of the historic district.

Commissioner Myers stated that the project represents the incremental deterioration of the neighborhood as a National Register Historic District and potential Local Historic District. The project is inappropriate.

2. NRD-2011-0017

1716 Palma Plaza (Old West Austin)

Proposal: Construct a new full-width addition across the back of the house.

Applicant: Mele Juillerat, owner

City Staff: Alyson McGee, Historic Preservation Office, 974-

Staff Recommendation: Delineate between the original house and the addition.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary) Vote: 5-0 (Limbacher ill; Kleon absent).

Commission Action:

No additional recommendations beyond the staff recommendation to delineate between the original house and the addition.

3. NRD-2011-0019

2510 Wooldridge Drive (Old West Austin)

Proposal: Construct a new addition across the back of the house and replace all windows.

Applicant: Lindsay Hunter, architect

City Staff: Alyson McGee, Historic Preservation Office, 974-

Staff Recommendation: Re-use and adapt the original windows.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary) Vote: 5-0 (Limbacher ill; Kleon absent).

Commission Action:

No additional recommendations beyond the staff recommendation to re-use and adapt the original windows.

4. NRD-2011-0026

State Theater, 719 Congress Avenue (Congress Avenue)

Proposal: Repaint the historic Art Deco quoins and trim; reconstruct the black ceramic tile wainscoting.

Applicant: Paige Deegan, Austin Theater Alliance

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Approve the restoration/reconstruction plan.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary) Vote: 5-0 (Limbacher ill; Kleon absent).

Commission Action:

No additional comments.

D. Discussion and Possible Action on Heritage Grant Awards

1. **German Free School, 507 E. 10th Street**
\$10,845 for window repairs and weatherization; new custom wood storm windows; reconditioning wood screens; painting wood trim.
2. **North-Evans Chateau/Austin Woman's Club, 708 San Antonio Street**
Denied
3. **Paramount Theater/Austin Theater Alliance, 713 Congress Avenue**
\$21,500 to refinish and repaint the third floor ballroom doors opening onto the Congress Avenue balconies; repair or replace green clay roof tiles.
4. **Robert Jarmon House/Pioneer Farms, 10621 Pioneer Farms Drive**
\$47,000 to restore the house as an exhibit area and event venue.
5. **French Legation/Daughters of the Republic of Texas, 802 San Marcos Street.**
\$44,000 to waterproofing and stabilization.
6. **State Theater/Austin Theater Alliance, 719 Congress Avenue**
\$3,840 to repaint the Art Deco façade trim and reconstruct the black ceramic tile wainscoting.

No speakers in support or in opposition. The public hearing was closed. (Myers/Rosato).
Vote: 5-0 (Limbacher ill; Kleon absent).

Motion: Ratify the decisions of the Grants Committee. (Myers/Rosato). Vote: 5-0 (Limbacher ill; Kleon absent).

E. Discussion and Possible Action on Ad Valorem Tax Exemptions

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Approve applications for Ad Valorem tax exemptions for the properties listed below (NOTE: All case numbers begin with C14H-).

1. 1974-0008, Oliphant House, 3900 Avenue C
2. 1974-0030, Catherine Robinson House, 705 San Antonio Street
3. 1974-0040, North Cottage, 706 San Antonio Street
4. 1974-0041, Hannig Building, 206 East 6th Street
5. 1975-0003, Lindemann House, 1100 East 8th Street
6. 1977-0012-b, Edward Tips Building, 708 Congress Avenue
7. 1978-0039, Hurt House, 2210 San Gabriel Street
8. 1978-0045-a, Risher - Roach Building (part 1 of 2), 509 East 6th Street
9. 1980-0017, Robinson - Rosner Building, 504 Congress Avenue
10. 1981-0024, W. B. Smith Building, 316 Congress Avenue

11. 1982-0001-b, Larmour Block (B), 908 Congress Avenue
12. 1982-0001-d, Larmour Block (D), 912 Congress Avenue
13. 1982-0001-g, Larmour Block (G), 918 Congress Avenue
14. 1982-0001-h, Larmour Block (H), 920 Congress Avenue
15. 1982-0017, Bell House, 4200 Avenue F
16. 1983-0003, Koppel Building, 318 Congress Avenue (aka 318-320)
17. 1983-0016, Zimmerli - Rosenquist, 4014 Avenue H
18. 1984-0007, Heierman Building, 115 East 5th Street
19. 1986-0008, Scarbrough Building, 522 Congress Avenue
20. 1986-0021, Flanagan - Heierman House, 3909 Avenue G
21. 1987-0007, Bailey - Houston House, 4110 Speedway
22. 1987-0015, McDonald Building, 607 San Jacinto Street
23. 1988-0020, Dill - White House, 1110 East 10th Street
24. 1989-0016, Elvira T. Davis House, 4112 Avenue B
25. 1991-0010, Max Bickler House, 901 West 16th Street
26. 1991-0018, Boothe - Santa Ana House, 1011 East 8th Street
27. 1993-0015, Parsley House, 1009 East 8th Street
28. 1993-0019, Cook - Sifuentes House, 1009 East 9th Street
29. 1993-0020, Bailey - Newgren House, 4108 Speedway
30. 1998-0006, Stephen F. Austin Hotel, 701 Congress Avenue
31. 2000-0007, Williams - Weigl House, 4107 Avenue H
32. 2001-0012, Allen - Von Boeckmann Building, 811 Congress Avenue
33. 2003-0003, Philquist - Wood House, 4007 Avenue G
34. 2004-0006, Burns - Klein House (Splitrock), 2815 Wooldridge Drive
35. 2004-0021, Curl - Crockett House, 213 West 41st Street
36. 2004-0024, Old Golf Club House, 512 East 39th Street
37. 2006-0016, Norwood Tower, 114 West 7th Street
38. 2006-0028, Bengston House, 3803 Avenue H
39. 2006-0041, Schenken - Oatman House, 311 West 41st Street
40. 2007-0026, Benjamin Lee House, 1178 San Bernard Street
41. 2008-0004, Evans - Otting Home, 4200 Duval Street
42. 2009-0001, McMillen - Falk House, 4213 Avenue D
43. 2009-0053, Sol and Anne Ginsburg House, 1404 Preston Avenue

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary) Vote: 5-0 (Limbacher ill; Kleon absent).

Motion: Approve Items 1-43 for ad valorem tax exemptions. (Leary/Arriaga). Vote: 5-0 (Limbacher ill; Kleon absent).

F. Discussion and Possible Action on Changes to the Commission By-Laws

Motion: Approve the changes to the Commission by-laws conditionally upon the review of comments and changes provided by Commissioners to staff within the next two weeks. (Leary/Arriaga) Vote: 5-0 (Limbacher ill; Kleon absent).

IV. Committee Reports

A. Special Certificates of Appropriateness Review Committee

Commissioner Myers reported that the Committee met March 14, 2011 and discussed 5 applications.

B. Operations Committee

Commissioner Limbacher reported that the Committee met three times during the month of March pursuant to the Council resolution requesting recommendations for changes to the historic preservation program.

C. Grants Committee

Commissioner Leary reported that the Grants Committee met on March 7, 2011 and March 14, 2011 to evaluate and make recommendations for the ACVB Grant monies.

D. Preservation Plan Committee

Commissioner Myers was requested by Commissioner Kleon to read the following statement into the record of the meeting:

“The Historic Landmark Commission Preservation Plan Committee has met to review the Downtown Austin Plan Draft for community review, dated November 2010. We are pleased to see the inclusion of historic preservation as a core element and recommend adoption of all Historic Preservation recommendations as a part of the Downtown Austin Plan. In particular the Preservation Plan Committee would like to support the recommendation to intensify City funding and co-ordination of preservation efforts through the creation of an updated Cultural Resources Survey and Preservation Plan and a plan for periodic updates; improved capacity of the City’s Historic Preservation Office and the Historic Landmark Commission; and the creation of Historic Preservation funding incentives to encourage preservation projects. We also strongly endorse the adoption of standard incentives to protect the Warehouse District. The Preservation Plan Committee also recommends that the setback of 15’ from the front facade of the original structure for rooftop additions on historic buildings in the E. 6th Street and Congress Avenue National Register Historic Districts be considered a minimum setback. We strongly urge that the 15’ setback be maintained as proposed in the Downtown Austin Plan Draft and would not find a smaller amount to be acceptable.”

Adjournment: 8:19 p.m.